



## Sun Valley Citizen Advisory Board

**DRAFT:** Approval of these draft minutes, or any changes to the draft minutes, will be reflected in writing in the next meeting minutes and/or in the minutes of any future meeting where changes to these minutes are approved by the CAB. Minutes of the regular meeting of the Sun Valley Citizen Advisory Board held April 3, 2017 at 6:00 P.M. at the Sun Valley Neighborhood Center 115 West 6<sup>th</sup> Street, Sun Valley, NV 89433.

**1. \*CALL TO ORDER/ DETERMINATION OF QUORUM** – Members present: Michael Rider, Margaret Reinhardt, Vicky Maltman, Carol Burns, Carmen Ortiz.

**2. \*PLEDGE OF ALLEGIANCE**

**3. \*PUBLIC COMMENT** –

Darin Balaam introduced himself. He is running for the Washoe County Sheriffs. He has worked for the Sheriff's office for over 40 years. He has the experience with the budget, in the office, and understands the issues in our communities. He said he has the experience and wants to be held accountable. He is prepared to serve. He said his passion is criminal justice.

Nicholas Mizzone introduced himself. He is an AmeriCorps member with KTMB. He said he is working on a community wide initiative 'One Truckee River.' He is conducting a survey. He is engaging with the community and wants to know the opinions about the watershed.

**4. APPROVAL OF AGENDA FOR THE REGULAR MEETING OF APRIL 3, 2017** – Vicky Maltman moved to approve the agenda for **APRIL 3, 2017**. Carol Burns seconded the motion to approve the agenda for **APRIL 3, 2017**. The motion passed unanimously.

**5. APPROVAL OF MINUTES FOR THE REGULAR MEETING OF FEBRUARY 6, 2017:** Vicky Maltman moved to approve the minutes from **February 6, 2017**; Margaret Reinhardt seconded the motion to approve the minutes from **February 6, 2017**. The motion carries unanimously.

**6. \*UPDATES/ANNOUNCEMENTS AND CORRESPONDENCE** - This item is limited to updates and announcements from CAB members, or review of correspondence received by the CAB.

Vicky said she attended a meeting and a gentleman talked about noxious weeds. The Department of Forestry has a dumpster program. If you have a lot of weeds on your property, you can call them and they can bring out a dumpster to clear your yard.

**7. PRESENTATION – REGIONAL TRANSPORTATION COMMISSION:** Michael Moreno, RTC Public Affairs Administrator was not present.

**8. DEVELOPMENT PROJECTS** – The project description is provided below with links to the application or you may visit the Planning and Development Division website and select the Application Submittals page:  
[http://www.washoecounty.us/comdev/da/da\\_index.htm](http://www.washoecounty.us/comdev/da/da_index.htm).

**A. Special Use Permit Case Number WSUP17-0002 (Ceja Second Home)** - Request for community feedback, discussion and possible recommendation to the Washoe County Board of Adjustments to approve a second home on a lot in the Medium Density Suburban (MDS) zoning district. The manufactured home would be a 1,600 square feet.

- Applicant/Property Owner: Carmelo Barajas-Ceja, 1260 Russell Way, Sparks, NV 89431
- Location: 5439 Woods Drive, Sun Valley
- Assessor's Parcel Number: 085-770-54
- Staff: Joe Prutch, 775-328-3627, E-mail: [jprutch@washoecounty.us](mailto:jprutch@washoecounty.us)
- Reviewing Body: This case will be tentatively heard by the Board of Adjustments on April 6, 2017

Trevor Lloyd, Washoe County Planner introduced himself and the project.

- Special use permit for accessory dwelling; they currently have an 800 sq ft. dwelling. They would like to build a main dwelling.
- MDS zoning
- Minimum requirements; no more 50% of the current dwelling.
- Michael Rider asked about the access – Trevor said Woods Road. Vicky said that’s a dirt road.
- Accessory dwelling is the main dwelling right now. Trevor explained the process of adding a main home. Vicky asked if the existing neighbor will remain. Trevor said yes, the existing dwelling will be a mother-in-law dwelling.
- Margaret said she is very familiar with accessory dwelling policies. She said it meets the requirements. She said good luck and congratulations.
- The owner spoke; he said his parents live with him. He would like to build a home with his kids. He said he needs his parents close to take care of them.

Motion: Margaret moved to approve Special Use Permit Case Number WSUP17-0002 (Ceja Second Home). Michael seconded the motion to approve the Special Use Permit. Vicky opposed. The motion passed 4 to 1.

## **8. \*PUBLIC OFFICIAL REPORTS**

**A. \*Washoe County Commissioner Update** – Washoe County Commissioner Jeanne Herman will provide updated information on discussions and actions by the Board of County Commissioners (BCC). Following her presentation, Commissioner Herman will be available to address questions and concerns from the CAB and audience. Commissioner Herman can be reached at (775) 501-0002 or via email at [jherman@washoecounty.us](mailto:jherman@washoecounty.us) (This item is for information only and no action will be taken by the CAB).

Commissioner Herman said she has been busy with the flooding. She said she was hoping to get better understanding of the board’s needs and what gets on the agenda. She told the board to be clear to what they want on the next agenda. She asked the County to listen to what the board wants.

**B.\*Sun Valley General Improvement District (SVGID)** – A representative from SVGID, General Manager Darrin Price, will provide an update on Sun Valley General Improvement District activities. For additional information please visit [www.svgid.com](http://www.svgid.com) (This item is for information only and no action will be taken by the CAB.)

Jennifer M. gave an update:

- Saturday, April 15, 11am-1pm – Community Egg Hunt sponsored by Community agencies and SVGID.
- Recycling day – Electronic and appliance recycling day; accepting two monitors and each additional will be \$10.
- June 9 – Pool opens and ‘dive into the summer’ movie, *Secret Life of Pets*.
- July 15 – Fink Family sponsored a Free Swim Day
- District is working with developer DR Horton and Washoe County School District for the Middle School
- SVBOT meetings - 2<sup>nd</sup> and 4<sup>th</sup> Thursday of the Month, 6 p.m.
- May 25<sup>th</sup> Budget hearing
- Electronic sign has been ordered; staff has been preparing the sign location site; the sign was order in March.
- Vicky asked about flooding on community Gifford park – Jennifer said there was some flood damage on bike track and park. The Battle Born BMX worked to repair it; they had their first race this weekend. KTMB came to clean up the skate rink. The skate park users did the majority of the clean up. Working at Cal Ripkin with assessment and future work.

**10.\*COUNTY UPDATE** – A representative of the Office of the County Manager will provide an update on county services and is available to answer questions and concerns. Please feel free to contact the Office of the County Manager at (775) 328-2000. To sign up to receive email updates from the county, visit: [www.washoecounty.us/cmail](http://www.washoecounty.us/cmail). (This item is for information only and no action will be taken by the CAB).

- Al Rogers introduced Dana Searcy. She will help support the CAB program. Please feel free to reach out to her.

- Al Roger said he has been out with pneumonia. There won't be particular analysts assigned to particular CABs or commissioners.
- Noxious weeds: Jung asked for additional information in regards to noxious weeds. He said he received a map from the State. There are some noxious weeds, but particularly in the Truckee Meadows watershed.
- Al said Vicky Maltman contacted him regarding appealing with property taxes process. He provided a handout. He said we weren't able to get him on the agenda in time for deadline. We have time to bring it back to this board.
- CAB membership - In regards to CAB and GID membership, all CAB members can be part of any board except for Board of County Commissioner or Planning Commission.
- Ditches. The County has been busy with the Lemmon Valley flooding. It has stretched resources in the County. Dave Solaro had provided a map of ditches in the area and who maintain them. Keep in mind, there are some private ditches. He said he can come back with the map and responsibility.
- Issues on Seniors: The Chair of Senior Advisory and Washoe County seniors services said they would be happy to come to back to this board. Community service has been busy with flooding.
- Margaret asked about parking on the streets. Al Rogers said he will meet with her one-on-one to answer her question. There are some places where you can park or you can't park. He said he can follow up with Sheriff at a future meeting if you want further discussion.
- Carmen asked about the Property taxes question: Al Rogers said that some people wanted information regarding the property tax appeal process after receiving their property tax statement, if they feel they were improperly assessed. Vicky said she would like to have this back; she wants the people out here to know that there is a process they can go through. Some may qualify to have a reduction in their taxes. Al Rogers said it can be an education and insight into how that comes about.
- Vicky asked about a community forum to discuss ditches. Al Rogers said he recommended it. He said we can bring them back in CAB format, but we can create an interactive forum. Carol Burns said our last agenda request was about ditches and clearing them. She asked who is responsible for the road right-a-way. Al Rogers said if it's a County road, it would be County right-a-way. Carol said as summer approaches, we will have problems with weeds. She asked if there are people to work on this. Al Rogers said it would be helpful to update the community regarding ditches, who owns them, and who's responsibility to clear them. Al Rogers said use Washoe 311. That is a one-stop-shop for customer inquiries. 328-2003 or email washoe311@washoecounty.us. He said they have dedicated staff to answer this non-emergency number. He said the inquiries are directed to the appropriate people. There are protocols in place to answer questions. Carol Burns said when we had the forum, a gentleman said they were working in Lemmon Valley. She wanted to know where Sun Valley in regards to priorities. Al Rogers said he said there isn't anymore money in the budget to hire more support; however, there are resources to assist with this. Carol Burns said there is a prisoner program to assist with the ditches. She said it's going to be a fire hazard if the ditches won't be cleared. Al Rogers said there are people dedicated to storm drain maintenance. There are crews working across the County. If you have a need, call it into Washoe311. This will be a new efficiency.
- Vicky Maltman asked about Ladera Ranch setback. She asked how does a project that is 10 years old with new layouts and planners get the benefit of the old passage. Al Rogers said he doesn't have a specific answer. This is an issue for the North Valleys. He said it's in development code. The code allows them to bring the project back. He said if it's Reno or Washoe County, there are development codes and different sets of rules. A project can be shelved during recession and come back with the same conditions. Vicky asked who would be responsible for codes. Al Rogers said it is within the County code. It's concern of citizens and need to look at development codes. The same one we had one 15-20 years ago might not be appropriate today. Vicky Maltman said she would like a forum to get the word out in this area. It would be appreciated if all the entities were represented at a forum for questions. Al Rogers said he will call upon her to help get the word out; be proactive.
- Michael Rider said we have had projects approved in the valley. During the recession, some projects were put on hold, and then projects are picked back up. There needs to be a cut-off date. They need to re-visit the project when they are ready to proceed with the project. We need to know what the rules are and if they need to change. Boards and the public have changed since the original application. Let the public have more access with more opportunities to voice their opinion. If the contractor changes, it needs to be re-visited. It makes the citizens like they are getting cut out. Al Rogers said we want to educate the cabs not just development code, but

other things. He wanted to remind the advisory board to ask these questions regarding code questions. It's the comments from the board that get passed onto Board of County Commissioners, Planning Commission, and Board of Adjustment. He said the questions and context are just as important as the recommendation or vote. The feedback is very important.

**11.\*CHAIRMAN/BOARD MEMBER ITEMS** - This item is limited to announcements by CAB members and topics/issues posed for future workshops/agendas. (This item is for information only and no action will be taken by the CAB).

- Michael Rider – Fire season will be high. He would like the fire department to come out and discuss fire prevention.
- Sheriff's department update for Sun Valley area.
- Vicky Maltman said she would like Waste Management to give an update.
- Carmen Ortiz said she would like an RTC update.
- Vicky Maltman said we need an updated regarding ditches and right-a-ways; she said because of the weather this year, she has had water problem. She has been taking pictures around the neighborhood. There has been graffiti on the fences on Gifford and Carol is a problem area. Sun Valley Blvd. just before Gifford, across the Dollar Tree, there is landscaping equipment being parked along there. She said she is taking pictures.
- Michael Rider wants an update for Graffiti Abatement and code enforcement.

Future agenda/community meeting:

- Fire
- Sheriff
- WM
- RTC
- Graffiti
- Ditches/Right-a-way
- Code enforcement

**12.\*PUBLIC COMMENT** - Limited to no more than three (3) minutes. Anyone may speak pertaining to any matter either on or off the agenda. Additionally, during action items [those not marked by an asterisk (\*)], public comment will be heard on that particular item before action is taken. The public is requested to submit a "Request to Speak" form to the Board Chairman. Comments are to be addressed to the Board as a whole.

Michael Rider said April 15 is Baseball Opening Day, 10am. All CAB, GID, and community members are welcome to join. Update on the park: Thank you SVGID for helping with flooding at Gifford Park. He said they will get the fields back up; making to repairs, dug-out repairs. He said he will give the GID a report of their needs.

**ADJOURNMENT – meeting adjourned at 7:00 pm.**

Number of CAB members present: 5

Number of Public Present: 8

Presence of Elected Officials: 1

Number of staff present: 2